



Lower House
Newport, Shropshire

Lower House

Lower Sutton, Newport,
Shropshire TF10 8DE

A handsome period farmhouse, range of traditional barns with development potential (sub. to PP), in a delightful rural location, set within approx. 4 acres.

AVAILABLE AS A WHOLE OR IN LOTS:

- **LOT 1:** Spacious 5 bed period farmhouse; tremendous scope with a degree of modernisation to create an excellent family home.
- GF farmhouse kitchen; pantry; boot/utility room; living room; dining room; hallway.
- FF master bedroom, space for potential en-suite; family bathroom, two further bedrooms.
- SF large double bedroom; single bedroom; character sunken floored landing with scope for creating bathroom.
- Traditional walled boundary, extensive mature lawned gardens.
- **LOT 2:** Detached traditional brick barns, with separate access and tremendous scope for development sub to p.p.
- **LOT 3:** Approx. 2.62 acres pasture land.
- Available as a whole, set in approx. 4 acres (Lots 1, 2 & 3)

DISTANCES

Newport 4m | Stafford 10m | Telford 15m |
Shrewsbury 19m | Birmingham 37m |
Manchester 62m



Location

Located in the attractive and quiet hamlet of Sutton, just 4 miles from the local market town of Newport in Shropshire. Lower House is approached via a peaceful country lane (Guild Lane) and is enclosed to the northern perimeter with traditional red-brick wall boundary and hedging to the east.

The property overlooks traditional Shropshire farmland and is located a short distance from the picturesque Aqualate Mere National Nature Reserve. The hamlet of Sutton has a public house, and is adjacent to Forton which offers a further public house, a cricket club and the All Saints Church.

Description

Lower House is of traditional redbrick construction with slate roof, with sash windows to the front. The front of the property overlooks an ornamental stoned driveway with estate-style gates from the road and mature gardens to the front of the house. The rear and side of the property consists of several gabled elevations with views to the yard and former agricultural buildings.

There is a brick outhouse to the rear of the property. The farmhouse has reportedly undergone complete re-roofing throughout within the last 10 years. Internally

Ground floor Lower House is entered via a solid panelled front door to the vestibule with glazed door beyond leading to the wide-set staircase straight ahead, with entrances to the living room (right) and dining room (left). The living room is a spacious room, well lit by the large sash window overlooking the front drive. The dining room mirrors this room in layout. Leading on into the farmhouse kitchen, with traditional quarry tile floor.





The kitchen features base and wall units; a modern oil-fired cream enamel Rayburn oven; leading on to the utility/boot room. This is a spacious room with traditional butlers sink and quarry tile flooring. Also from the kitchen is a farmhouse pantry with sunken floor, with window to the side of the property. There is a sizeable cellar (beneath the living room).

First floor consists a master bedroom, with views to the front of the property through a large sash window, closet room with potential for conversion to an ensuite; bedroom two with sash window to the front, large radiator, a feature open fireplace and storage cupboard; bedroom 3 also a spacious double with a period-feature dual aspect corner window; the family bathroom with W/C, wash basin, large walk-in shower unit, and airing cupboards.

Second floor consists of bedroom four, a spacious double with views to the associated land and gardens, exposed beams and recently installed carpets; bedroom five is a single bedroom currently utilised for storage. There is a spacious landing area on the second floor which could be split into an additional en-suite bathroom to the fourth bedroom, possibly utilising the sunken stepped area for bath/shower unit installation.



Lot 2 - Outbuildings

A traditional range of brick outbuildings with obvious scope for development to a host of uses, subject to the relevant planning permissions. The outbuildings are all detached and have good circulation around each, providing opportunities for ample parking and garden spaces if so desired.

The Old Dairy – is a long redbrick range, with concrete flooring, transparent roof-lighting and steel roof framing. The Old Granary – a traditional redbrick barn, concrete flooring and open plan throughout at present. The building offers excellent scope for change of use/redevelopment opportunity.

Former Agricultural Store Building – a traditional red brick building in derelict condition offering the opportunity for possible redevelopment/change of use, subject to relevant planning permissions.

Former Boiling House – an original redbrick building with chimney stack, and traditional slate gable roof adjoining the curtilage of the property. This also offers the opportunity for potential redevelopment/change of use, subject to relevant planning permissions.

Lot 3

The pasture depicted in the land plan in green as Lot 3 measures 2.62 acres (approx.) and is ring fenced to provide a large paddock which could be sub-divided for grazing if required.

Entitlements

There are no known entitlements attached to the property.

Services

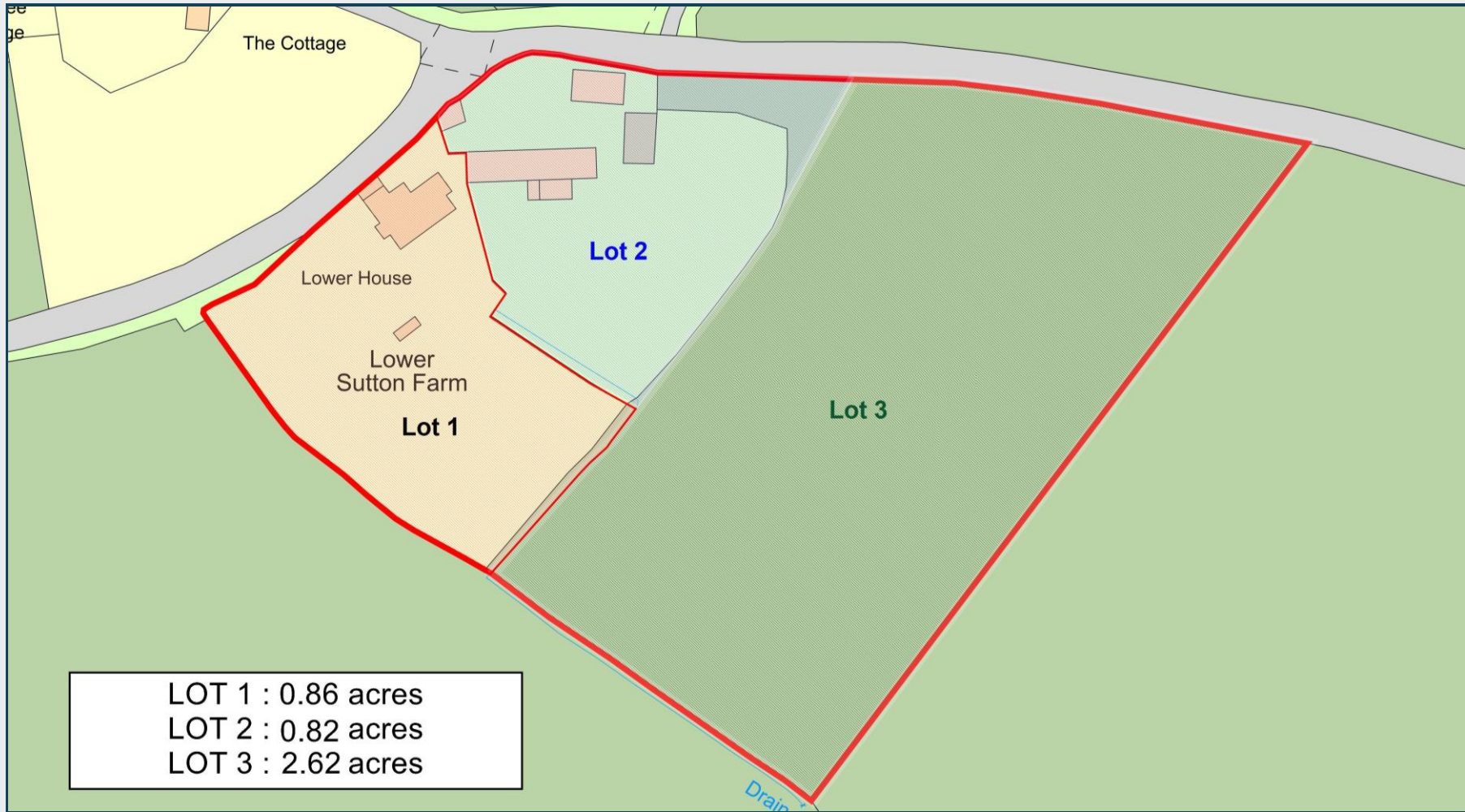
Mains Electricity & Water Supply. Private Drainage via septic tank.

Local Authority

Staffordshire County Council. Website:
www.staffordshire.gov.uk

Viewing Strictly by prior appointment with sole agents Jackson Property on 01743 709249 (Shrewsbury) or 01948 666 695 (Cheshire).





Shropshire (Head Office)
 Franks Barn
 Preston on Severn
 Uffington
 Shrewsbury, SY4 4TB
 01743 709249

Cheshire
 Handley House
 Norbury Town Lane
 Whitchurch
 Cheshire, SY13 4HT
 01948 666695

Website:
jacksonequestrian.com
jackson-property.co.uk

Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.